



8

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: BOB CARAVONA, AICP, SENIOR PLANNER *RC*
(480) 503.6812, BOB.CARAVONA@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 6, 2014

SUBJECT: S14-02 LYONS GATE PHASE 11, REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 189 SINGLE FAMILY, ATTACHED HOME LOTS ON APPROXIMATELY 17.52 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF WILLIAMS FIELD ROAD AND WADE DRIVE IN THE SINGLE FAMILY ATTACHED (SF-A) ZONING DISTRICT WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for a new subdivision per the Land Development Code.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Lyons Gate Phase 11, approximately 17.52 acres consisting of 189 single family, attached home lots, generally located at the northwest corner of Williams Field Road and South Wade Drive zoned Single Family Attached (SF-A) with a Planned Area Development (PAD) Overlay.

APPLICANT/OWNER

Company: IPLAN Consulting
 Name: Greg Davis, AICP
 Address: 4387 E. Capricorn Pl.
 Chandler, AZ 85249
 Phone: 480.807.5671
 Email: Greg@iplanconsulting.com

Company: William Lyon Homes
 Name: Charlie Caldwell
 Address: 8440 E. Chaparral Rd., Suite 200
 Scottsdale, AZ 85250
 Phone: 480.893.1000
 Email: charlie.caldwell@lyonhomes.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>August 8, 2003</i>	The Town Council adopted Ordinance No. 1501 (Z02-32) and created the Lyon's Gate Planned Area Development (PAD) for over 560 acres of single family, multi-family, commercial and public facility/open space zoning districts with a Planned Area Development overlay.
<i>September 26, 2006</i>	Town Council adopted Ordinance No. 1829 (Z06-02) amending approximately 32 acres of the Lyon's Gate PAD at the northwest corner of Williams Field Road and Wade Drive from Single Family-Detached (SF-D) to Multi-Family/Medium (MF/M).
<i>August 21, 2007</i>	Town Council adopted Ordinance No. 2010 (Z07-2) and amended development standards for parcels 10 and 11 of the Lyon's Gate Planned Area Development.
<i>July 22, 2008</i>	Town Council approved Ordinance No. 2191 (Z08-05) and amended approximately 58 acres of Single Family Detached (SF-D) located north of the northeast and northwest corners of Higley and Williams Field Roads to Public/Facility Institutional (PF/I).
<i>April 2, 2014</i>	The Planning Commission was presented with these applications (GP14-04 and Z14-06) at the study session.
<i>June 4, 2014</i>	The Planning Commission recommended approval to the Town Council for GP14-04 and recommended approval of Z14-06 without modification to the Town Council.
<i>June 26, 2014</i>	Town Council approved Resolution No. 3255 (GP14-04) changing the land use classification of approximately 18.6 acres of Residential 14-25 du/acre land use classification to Residential >8-14 du/acre land use classification.
<i>June 26, 2014</i>	Town Council approved Ordinance No. 2497 (Z14-06) to rezone approximately 18.6 acres of Multi-Family/Medium (MF/M) zoning district with a Planned Area Development overlay zoning district to approximately 18.6 acres of Single Family-Attached (SF-A) zoning district with a Planned Area Development overlay zoning district, and to approve the requested deviations.

Overview

The Lyon's Gate Master Plan Community, an approximate five hundred (500) acre plan development, was approved in 2003 and amended in 2007. The master plan includes a variety of residential uses, commercial sites and public facilities. Lyon's Gate Phase 11, the 17.52 acre subject property, is

generally located northwest of the Williams Field Road and S. Wade Drive intersection and is the last phase of the Lyon's Gate Master Planned Community. (See Attachment 1. Aerial Photo – Subject Site). The developer, William Lyon Homes, is requesting approval of a preliminary plat in substantial conformance with the PAD Development Plan exhibit.

Surrounding Land Use & Zone Designations

The undeveloped subject property is surrounded by single-family development, a school and its playing fields, and vacant property.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Zoning	Existing Uses
Site	Residential >8-14 DU/Acre	Single Family Attached (SF-A)	Vacant
North	Residential > 8-14 DU/Acre Residential > 5-8 DU/Acre	Multi Family Medium (MF/M) Single Family Detached (SF-D)	Lyon's Gate Phase 10 & Higley Elementary and Middle School ball field
South	General Commercial (GC) and Utility/Transportation Corridor (U/TC)	Williams Field Road then General Commercial (GC) and Public Facility/Institutional (PF/I)	Vacant Commercial (Former Potato Barn)
East	Residential > 14-25 DU/Acre	Wade Drive then Multi Family/Medium (MF/M)	Vacant
West	Public Facility / Institutional (PF/I)	Public Facility / Institutional (PF/I)	Higley Elementary & Middle School.

Pre-Plat Summary

On June 26, 2014, Town Council approved Resolution No. 3255 that granted a General Plan amendment from the land use classification of Residential > 14-25 DU/Acre to Residential >8-14 DU/Acre that enabled a decrease in density. Town Council also approved Ordinance No. 2497, which rezoned the subject parcel from Multi-family Medium (MF/M) to a Single Family Attached (SF-A) zoning with a Planned Area Development (PAD) overlay. In connection with Ordinance No. 2497, the applicant was also granted deviations from the development standards, which allow the following: (a) a maximum of forty lots to be a minimum of 1,795 square feet in area; (b) a maximum of forty lots to be a maximum of 60 percent lot coverage; and (c) require the project have a minimum of 27 percent or 4.4 acres of open space. The approved development standard deviations have been incorporated into the proposed preliminary plat for approval (Please see, Attachment 2, Preliminary Plat for Lyon's Gate Phase 11).

The applicant intends to develop 189 single-family, attached home lots for a two and three story, townhome product consisting of seven (7), four-unit structures and twenty-three (23), seven-unit structures. The secured, controlled gated community has ingress/egress on to S. Wade Dr. and egress only on Williams Field Road. The community has a centralized park with a pool, tot lot, field and

seating areas, an internal pedestrian walkway system that connects well-landscaped courtyards accessing the units. External pedestrian connectivity occurs at the access gates located along S. Wade Drive and Williams Field Road; the two existing access points along the northern property line; and, upon agreement with the Higley School District, a pedestrian gate is planned to access the school district facilities near the northwest corner of the property. Parking requirements are satisfied with each unit providing a minimum of two garage spaces with the potential for a third space with the use of tandem parking, which is available on two of the five floor plans. In addition, there are 62 guest spaces, which exceed the parking requirement of 47.25 or 0.25 stall per unit for this project.

The subject property's proposed preliminary plat is in compliance with the applicable zone district SF-A with a PAD Overlay, Resolution No. 3255 and Ordinance 2497 with approved deviations.

Site Data Table

Zoning	Single Family Attached (SF-A) with PAD overlay
Land Use Classification	Residential 8-14 DU/Acre
Gross Area	17.52 Acre
Net Area	15.90 Acre
Density	10.78 DU/GROSS Acre
Total Lots	189
Lot Size Average Deviation Lots	2,348 SF 1,795 SF for a maximum of 40 lots. (Lots 67-71; 74-78;85-89; 92-96; 99-108; 106-100; 117- 121; and 124-128)
Lot Dimension Typical Lot: End Lots of Townhomes Internal Lots of Townhomes Deviation Lot: End Lots of Townhomes Internal Lots of Townhomes	 31.17' x 94.48' 21.17' x 94.48' 31.09' x 85.40' +/- 21.17' x 85.40' +/-
Maximum Height	36' / 3 stories
Setbacks Front Side Rear	 0' with allowance for 3'tall courtyard wall 0' 10'
Maximum Lot Coverage (%) One Story Two/Three Story	 65% 60%
Minimum Covered Patio	60 SF
Open Space	4.50 Acre / 28.3% NET Acre
Guest Parking	62 Parking Stalls

Open Space Plan

The project is less than 20 acres and therefore, the Landscape and Open Space Plan (See attachment 3) will be approved administratively by staff after approval of the preliminary plat.

PUBLIC NOTIFICATION AND INPUT

A Notice of Public Hearing (See Attachment 4.) was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

The Town has not received any comment from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-02, Preliminary Plat for Lyon’s Gate Phase 11:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S14-02**, Preliminary Plat for Lyon’s Gate Phase 11, approximately 17.52 acres consisting of 189 single family attached lots, generally located at the northwest corner of Williams Field Road and Wade Drive in the Single Family Attached (SF-A) zone district with a Planned Area Development (PAD) overlay, subject to the following conditions;

1. The Final Plat for Lyons Gate Phase 11 shall be in substantial conformance with Exhibit[s] 2, Preliminary Plat for Lyons Gate Phase 11 approved by the Planning Commission at the August 6, 2014 public hearing and Exhibit 3, the Open Space Plan to be approved by Administrative Design Review by August 14, 2014.
2. Upon determination and agreement of final location of gas service lines with the gas utility company, if applicable, indicate and depict gas service line easements on final plat for approval.

Respectfully submitted,



Robert M. Caravona, AICP
Senior Planner

Attachments:

- Attachment 1: Aerial Photo – Subject Site
- Attachment 2: Preliminary Plat for Lyons Gate Phase 11
- Attachment 3: Landscape and Open Space Plan
- Attachment 4: Notice of Public Hearing

S14-02

Attachment 1: Aerial Photo - Subject Site
August 6, 2014



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ATWELL

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DEVELOPER

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SCOTTSDALE, ARIZONA 85250
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FAX: (480) 850-3830
CONTACT: CHARLIE CALDWELL

PLANNER

IPLAN CONSULTING
4387 E. CAPRICORN PL.
CHANDLER, ARIZONA 85249
PHONE: (480) 807-5671
CONTACT: GREG DAVIS, AICP

PRELIMINARY PLAT
FOR
LYON'S GATE PHASE 11
LOCATED IN THE SOUTHWEST HALF OF SECTION 26, T.1S., R.6E. OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 26 BEARS SOUTH 89 DEGREES 33 MINUTES 03 SECONDS WEST, 2634.43 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 03 SECONDS WEST, 28.94 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST, 65.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILLIAMS FIELD ROAD ACCORDING TO BOOK 959 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS AND TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 33 MINUTES 03 SECONDS WEST, 927.54 FEET ALONG SAID RIGHT-OF-WAY LINE BEING COMMON WITH THE LATERAL DITCH RIGHT-OF-WAY AS DEFINED IN DOCKET 7448, PAGE 40, MARICOPA COUNTY RECORDS, TO THE WEST LINE OF THE SOUTHWEST QUARTER, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE NORTH 53 DEGREES 22 MINUTES 20 SECONDS WEST, 450.95 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE BEING COMMON WITH THE LATERAL DITCH RIGHT-OF-WAY AS DEFINED IN DOCKET 7448, PAGE 40, MARICOPA COUNTY RECORDS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 00 DEGREES 17 MINUTES 11 SECONDS WEST, 301.88 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT #2005-1328010, MARICOPA COUNTY RECORDS;

THENCE NORTH 89 DEGREES 42 MINUTES 49 SECONDS EAST, 443.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF 'AMENDED PLAT OF LYON'S GATE PHASE 10' ACCORDING TO BOOK 1058 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 49 SECONDS EAST, 856.19 FEET ALONG THE SOUTH LINE OF SAID 'AMENDED PLAT OF LYON'S GATE PHASE 10' TO THE WEST RIGHT-OF-WAY LINE OF WADE DRIVE ACCORDING TO BOOK 959 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 22 MINUTES 42 SECONDS EAST, 404.12 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 07 DEGREES 39 MINUTES 27 SECONDS WEST, 85.84 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 22 MINUTES 42 SECONDS EAST, 80.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 37 MINUTES 18 SECONDS WEST, 30.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 50 MINUTES 22 SECONDS AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 0.96 FEET TO THE POINT OF BEGINNING.

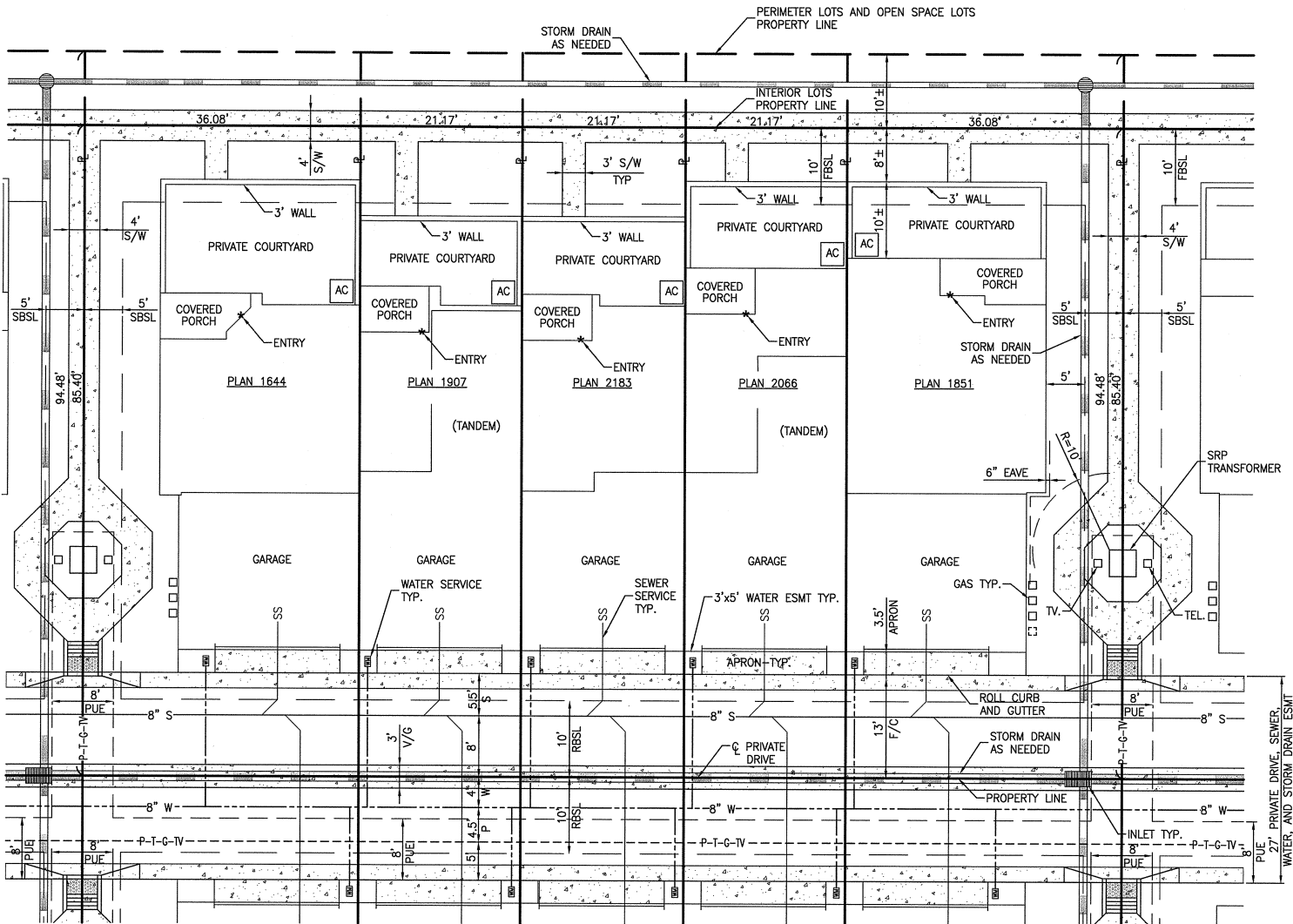
BENCH MARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RAY ROAD AND GREENFIELD ROAD
ELEVATION=1279.28 T.O.G DATUM (STANTEC TOPO USED), DESTROYED

THE SOUTHERN BRASSCAP IN HANDHOLE AT THE INTERSECTION OF THE MONUMENT LINE OF KNOX ROAD AND GREENFIELD ROAD, ELEVATION=1274.03 (ORIGINAL) ELEVATION=1273.67 (RESET BY OTHERS) THE RESET ELEVATION IS THE PROJECT DATUM.

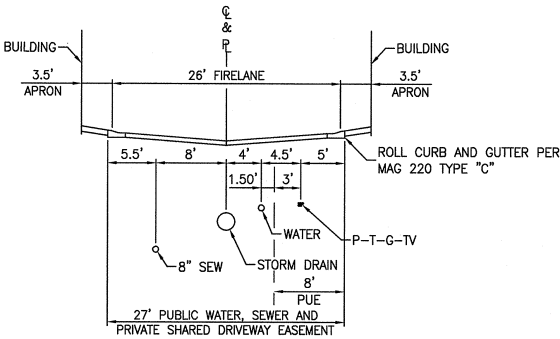
BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 EAST, BEARING SOUTH 89 DEGREES 33 MINUTES 03 SECONDS WEST



TYPICAL BUILDINGS SETBACKS AND UTILITY LOCATIONS

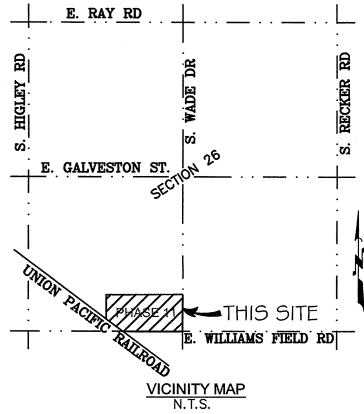
THE UNITS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY AND THE FINAL PLAN FOR EACH LOT WILL BE DETERMINED AT TIME OF PERMIT.



PRIVATE DRIVE

SCALE 1"=10'

* EASEMENT DEDICATED TO THE TOWN OF GILBERT FOR WATER, SEWER AND EMERGENCY ACCESS AND TO HOMEOWNERS ASSOCIATION FOR USE AND MAINTENANCE.



VICINITY MAP
N.T.S.

SITE DATA

DESCRIPTION	
ZONING	SF-A PAD
LAND USE CLASSIFICATIONS	RESIDENTIAL 8-14 DU/AC
* GROSS AREA	17.52 AC
** NET AREA	15.90 AC
TOTAL LOTS	189
DENSITY	10.78 DU/GROSS AC
AVERAGE LOT SIZE	2,348 SF
PROVIDED OPEN SPACE	4.50 AC
	28.3%/NET AC
VISITOR PARKING	62 PARKING STALLS

* GROSS AREA INCLUDING ADJACENT STREET R/W
** NET AREA = GROSS AREA EXCLUDING ADJACENT STREET R/W

DEVELOPMENT STANDARDS SF-A

DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (SQ. FT.)	2,000 (1,808')
MAXIMUM HEIGHT (FT.)/ STORIES	36/3
MINIMUM BUILDING SETBACKS (FT.)	
FRONT	10
SIDE	0
REAR	10
MAXIMUM LOT COVERAGE (%)	
ONE STORY	65
TWO/THREE-STORY	55 (60')

* FOR LOTS 67-71; 74-78; 85-89; 92-96; 99-103; 106-110; 117-121; AND 124-128.

UTILITIES

DESCRIPTION	REPRESENTATIVE
WATER	TOWN OF GILBERT
SEWER	TOWN OF GILBERT
GAS	SOUTHWEST GAS
ELECTRIC	SRP
TELEPHONE	CENTURY LINK
REFUSE	TOWN OF GILBERT
CABLE TV	COX

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOT DIMENSIONS	2
CONCEPTUAL UTILITY PLANS	3
CONCEPTUAL GRADING PLANS	4
GRADING SECTIONS	5

TRACT TABLE

TRACT	ACRES	OPEN SPACE	LANDSCAPE	RETENTION	RECREATION	COMMUNITY	AMENITIES	REFUSE COLLECTION	USE
TRACT A-D	1.23 AC								
TRACT E	1.88 AC	X	X	X	X				
TRACT F	0.07 AC	X	X	X	X				X
TRACT G	1.01 AC	X	X	X	X				
TRACT H	0.03 AC	X	X	X	X				X
TRACT I	0.06 AC	X	X	X	X				X
TRACT J	0.06 AC	X	X	X	X				X
TRACT K	0.91 AC	X	X	X	X				X
TRACT L	0.06 AC	X	X	X	X				X
TRACT M	0.06 AC	X	X	X	X				X
TRACT N	0.38 AC	X	X	X	X				X

S14-02

Attachment 2: Preliminary Plat for Lyons Gate Phase 11

August 6, 2014

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



PRELIMINARY PLAT

LYON'S GATE PHASE 11

GILBERT, ARIZONA

PROJECT:



REVISIONS:



PM. T. NORTHROP

DR. S. STAMAN

JOB NO.

5782

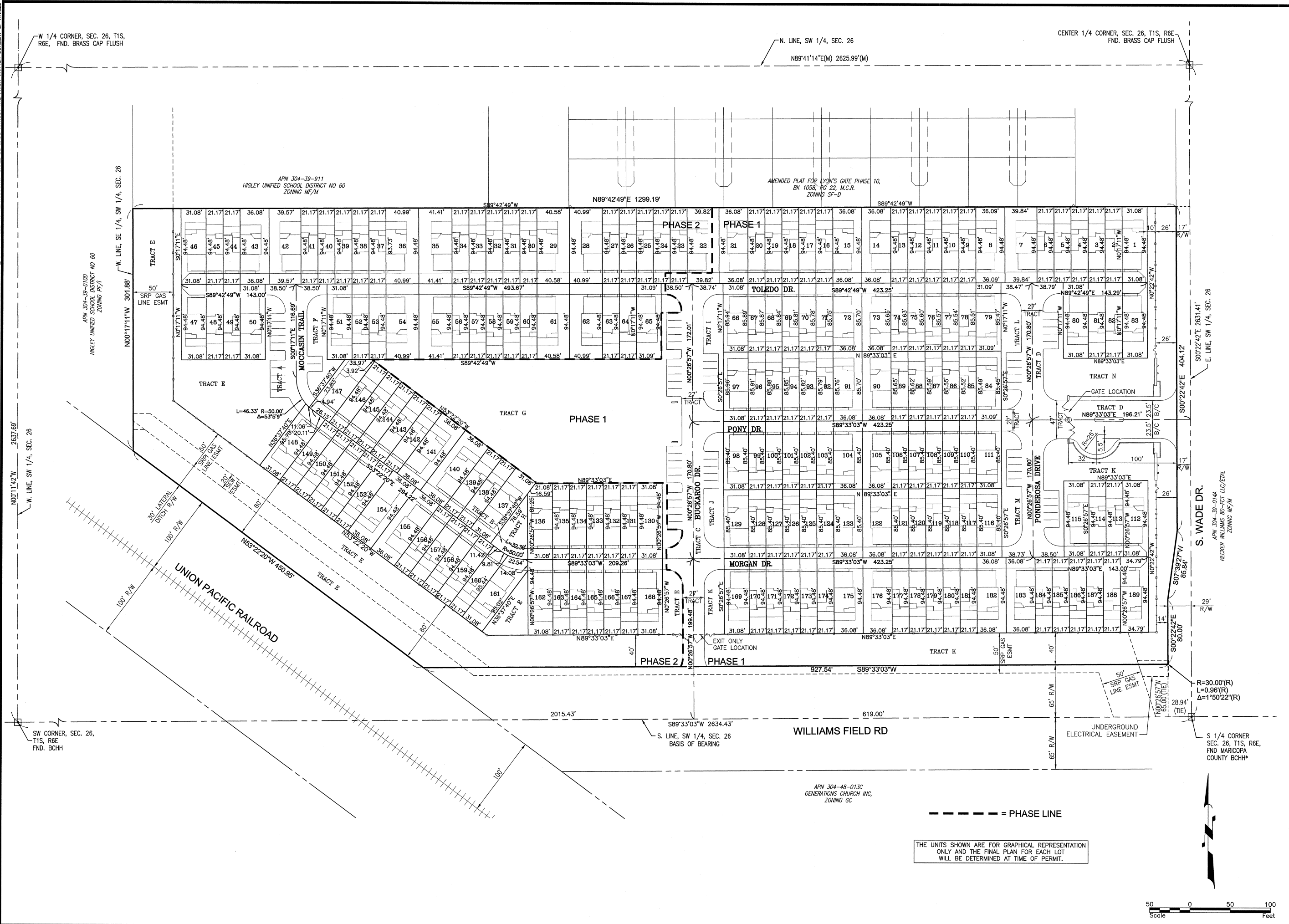
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SHEET NO.

1 OF 5



Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

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PRELIMINARY PLAT

LYON'S GATE PHASE 11

GILBERT, ARIZONA

PROJECT:

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Call before you dig.

811

REVISIONS:

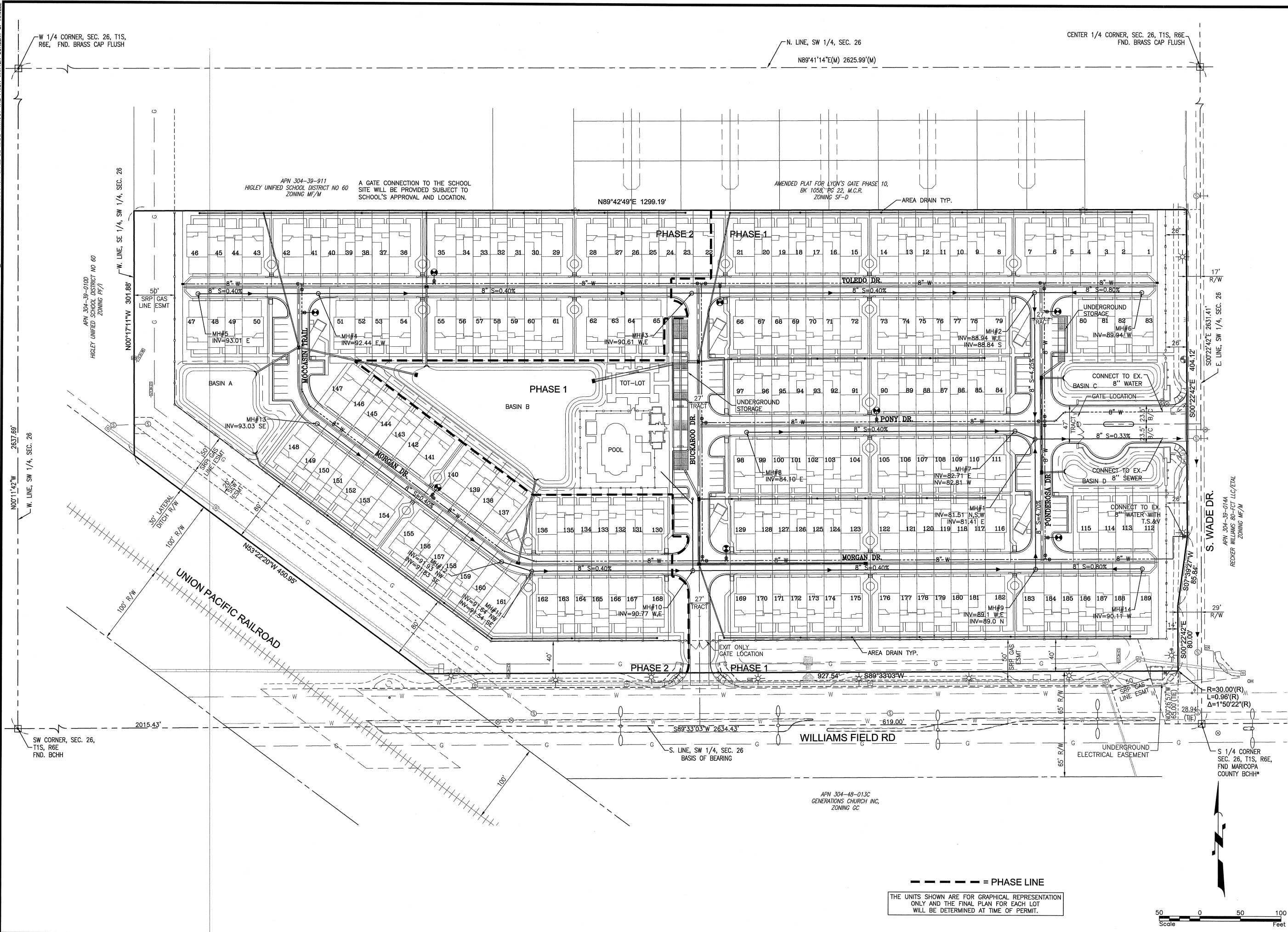
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DR. SSTAMAN
JOB NO.
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FILE NO.
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LD01

SHEET NO.
2 OF 5

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CONCEPTUAL UTILITY PLAN

PROJECT: LYONS GATE PHASE 11
GILBERT, ARIZONA

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Call before you dig.

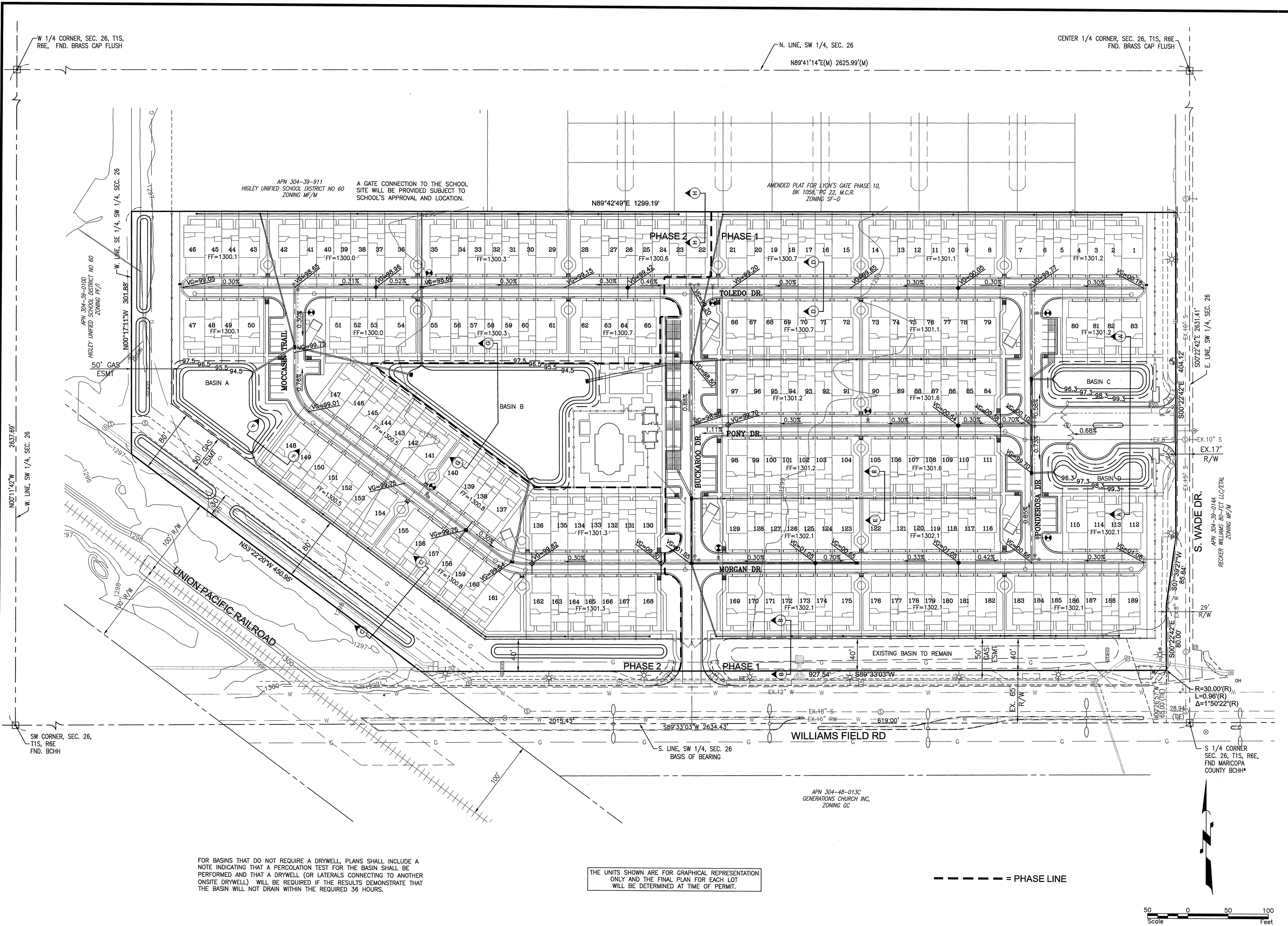
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REVISIONS:

NO.	DATE	DESCRIPTION

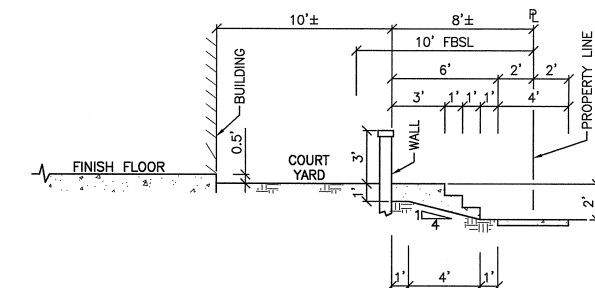
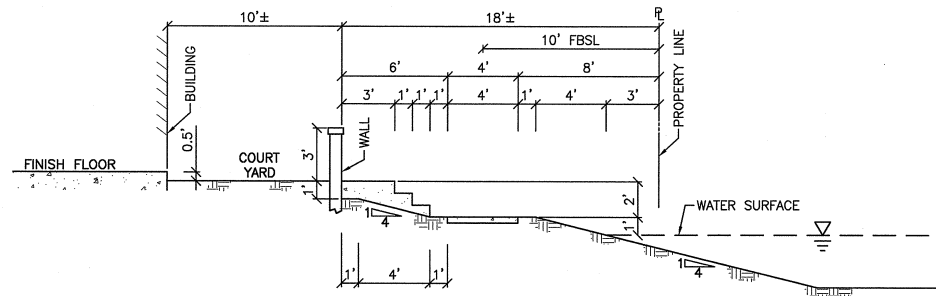
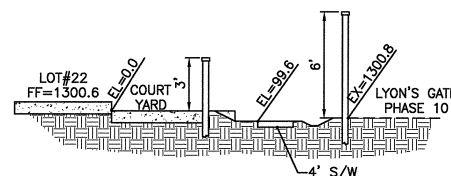
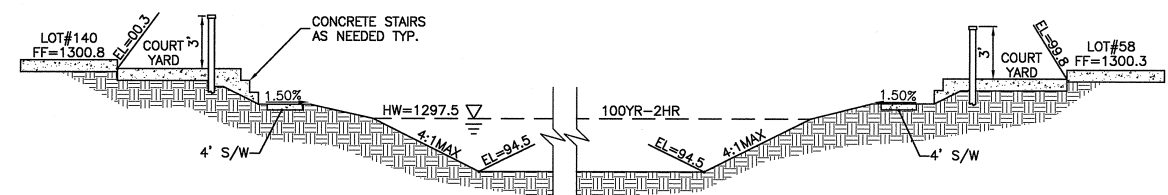
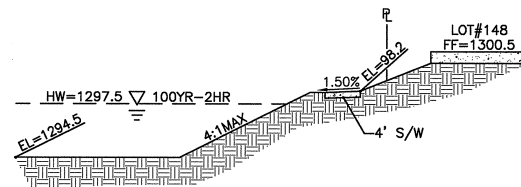
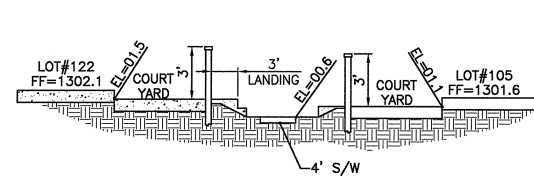
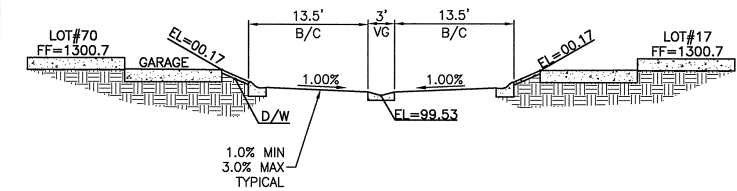
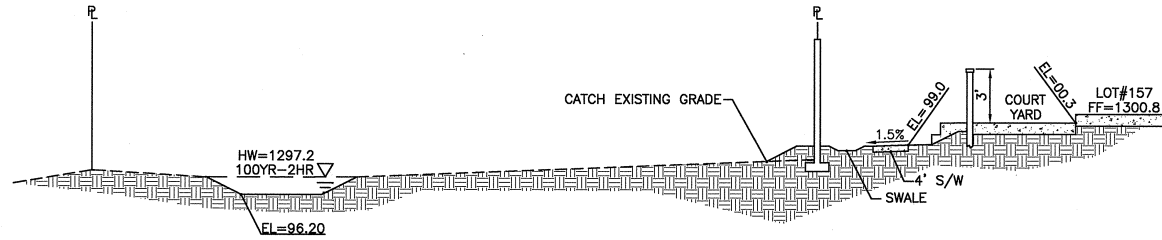
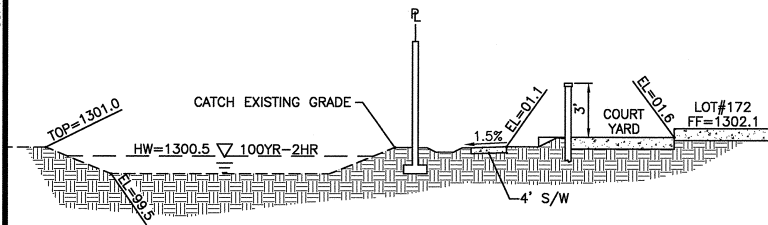
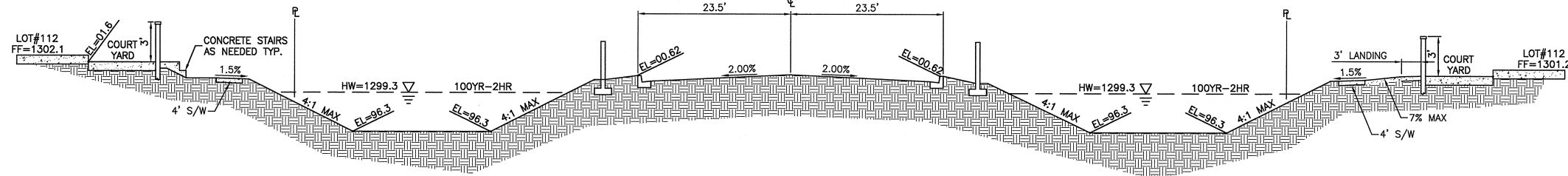
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SHEET NO. 3 OF 5



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Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources



GRADING SECTIONS
LYON'S GATE PHASE 11
GILBERT, ARIZONA

PROJECT:
811
Know what's below.
Call before you dig.

REVISIONS:



PM: TNORTHROP
DR: SSTAMAN
JOB NO. 13001497
FILE NO. 13001497GS01

GS01
SHEET NO.
5 OF 5



Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 6, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

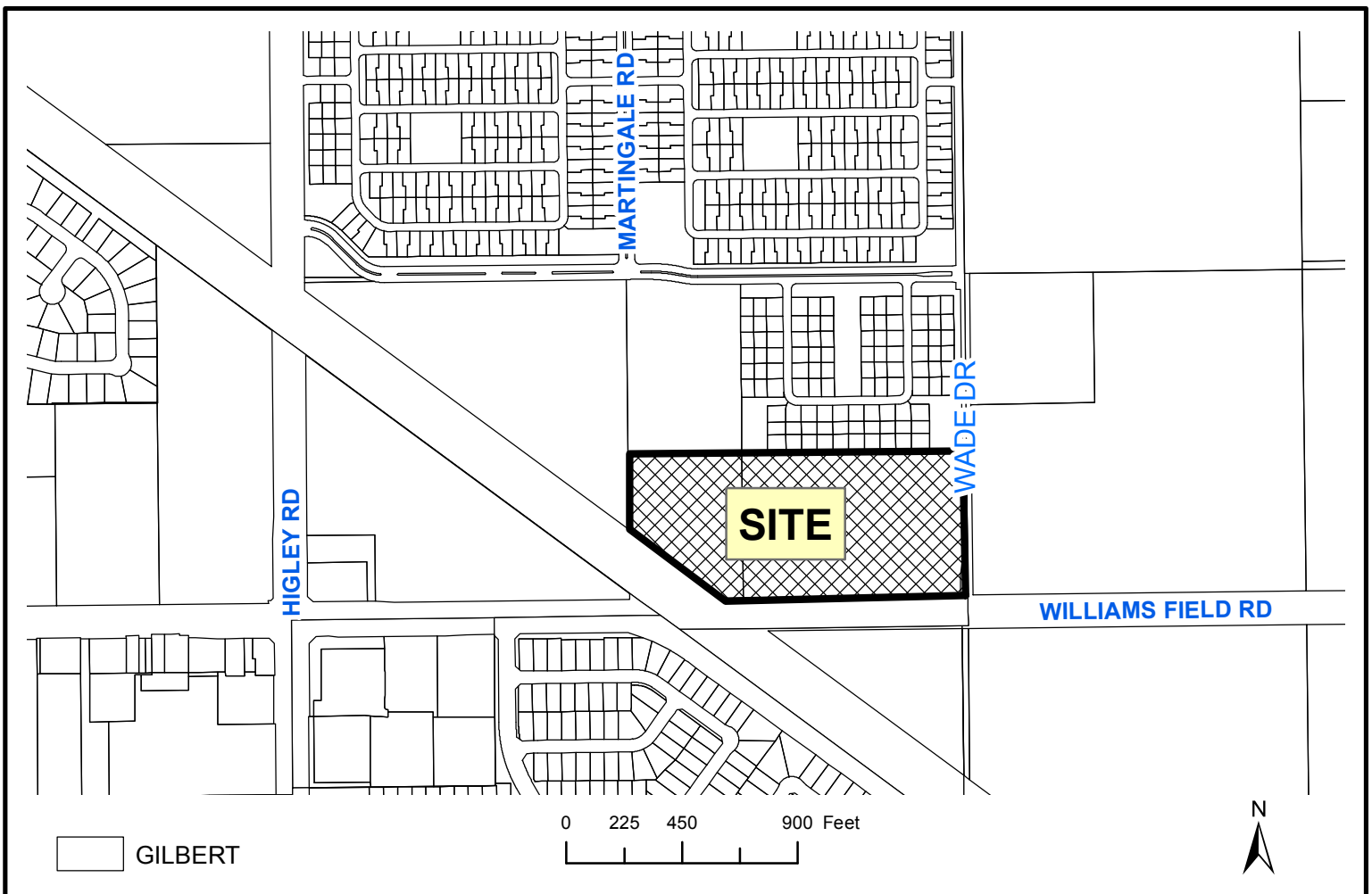
*** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

S14-02: Request to approve Preliminary Plat and Open Space Plan for Lyon's Gate Phase 11 by William Lyon Homes, for 189 home lots (Lots 1-189) on approximately 18 acres of real property located at the northwest corner of Williams Field Road and Wade Drive in the Single Family Attached (SF-A) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:



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Chandler, AZ 85249

TELEPHONE: (480) 227-9850
E-MAIL: greg@iplanconsulting.com